Real Estate at Public Auction

SPECIAL SALES DAY

Tuesday, April 17th

SPECIAL SALE

S. W. Cor. Broadway & 50th St.

(Together with 2 adjoining parcels on 50th St.)

70% may remain on mortgage at 5%

HERMAN GOLDMAN, Esq., Atty., 120 Broadway, N. Y. City.

SPECIAL SALES

12 West 96th Street

MANUFACTURING PLANTS

Write for Booklet.

117 Columbia Heights 254-256 West 54th St.,

S. E. cor. of Pineapple at.; large 4 story and basement brick and ctone dwelling. Plat 51x73.9. Immediate possession. Open daily 2 to 3.

121 Columbia Heights

122 Feet East of Eighth Ave., Opposite Automobile Club of America. The two three and four ctory brick Store and Apartments, size of plot 50x100.5.

SAME DAY

mediate possession. Open dally 2 to 5. Additional particulars from T. E. Pilsworth, ditional particulars from T. E. Pilsworth, the four story basement and cellar high Eaq., Trust Officer of The Tille Guarantee and Trust Co., 175 Remsen at., Brooklyn, or Jere Johnson, Jr. Co., Auctioneers, 193 Montague st., Brooklyn.

Montague st., Brooklyn.

UNFURNISHED APARTMENTS TO LET. UNFURNISHED APARTMENTS TO LET

Garming Golsoa

NEW ELEVATOR APARTMENTS

115-125-135 West 16" Street

3-4-5-6 LARGE ROOMS,

Now Leasing

FOYER - 1 0 2 BATHS

Rotoruncus requi

A 4-story and basement white stone and brick dwelling. Steam heat, electricity, modern improvements. Size 25x100.814.

DANIEL D. SHERMAN, Esq., Atty., 55 Liberty St., New York City.

Three 3-story brick buildings, used as automobile salesrooms. Plot

HEAL ESTATE AT AUCTION.

Trustee's Sale

Estate of MAX PREUND, Dec'd.

East Side Amsterdam Av.

(229.11 ft. south of 184th st.)

A large vacant plot, 129,11x150. 70% may remain at 5%.

YONKERS, N. Y.

In Sherwood Park Section.

and Crescent Pl.

A large vacant corner plot. 50x100.

DANIEL D. SHERMAN, Esq., Atty.,
55 Liberty St., New York City.

MOUNT VERNON, N. Y.

141 Primrose Avenue.

A three story and cellar frame residence
ith large garage in rear; size of plot

JOSEPH J. BAKER, Equ. Atty., 34 Nassau St., New York City.

FAR ROCKAWAY, L. I.

Channel, Ocean & Franklin Avs.

A large vacant plot, with frontages on

three streets.

Size, 182 802123.45205.832247.62 irreg.

65% may remain on mortgage.

RALPH H. RAPHAEL, Esq., Atty.,

220 Broadway, New York City.

NEWARK, N. J.

15 to 31 River St.

Three and four story brick Factory Buildings, containing about 41,000 square feet floor space. All requirements for heavy or light manufacturing. Opposite P. R. R. freight depot.

Wednesday, April 11, 1917

243 and 244 South St.

475 and 477 Water St.

Near Pike Slip and directly opposite Pier No. 32 East River, Manhattan.

The following property belonging to said

etween Pierrepont and Clark sts., 2 story-rick stable covering entire lot 25x101. Im-

ABSOLUTE

TRUSTEE'S

744 Cortlandt

W. Cor. Sherwood Av.

REAL ESTATE AT AUCTION

Estate Sale

Estate of Emma Dominick, Dec'd.

2226 Valentine Avenue

(bet. 187d and 183d sta.)

A two story brick 2-family house, 25.02x

08.02x trreg.

T. L. CARMAN, Esq., Atty.,
120 Broadway, N. T. City.

YONKERS, N. Y.

West Side Ridge Drive

Lowerre Summit Park (60.14 ft. south of Madeleine parkway.) A vacant plot 100.29x104.8x irreg.

ALFRED M. BAILEY, Esq., Atty., 84 William St., N. Y. City.

RYE, N. Y.

76 Boston Post Road.

A three story frame dwelling. Plot 123x

JONATHAN HOLDEN, Esq., Atty.,

HEMPSTEAD, L. I.

N. E. Cor. Fulton & Hilton Avs.

A large vacant corner plot, 150x300x irreg.

HERMAN GOLDMAN, Esq., Atty.,

120 Broadway, N. Y. City.

MIDDLETOWN, N. Y.

BLOCK FRONT ON RAILROAD AV., COTTAGE TO MONTGOMERY ST.

One, two and three story brick Factory unfelloss, 55,000 square feet floor space. Il requirements for heavy or light manu-acturing. Siding on three railroads.

Executive Offices 31 Nassau St., N. Y. C.

To Close Estate

VALUABLE PARCEL READY

FOR IMPROVEMENT

MANHATTAN, N. Y. CITY, Over 14,000 Square Feet.

TO BE SOLD

AT PUBLIC AUCTION

at NOON, on THURSDAY, APRIL 19, 1917,

at Salesroom, 14-16 Vessy St., Man-

Bryan L. Kennelly, Auctioneer.

McCOTTER & DAVIS, Agents, GELLER, ROLSTON & HORAN, Esqs., Attorneys, 22 Exchange Place Manhattan, N. Y.

48 East 61st St.,

Maps, &c., at Auctioneer's Offices, 156 Broadwa

Agent on

premises

ZONING HELPING **REALTY VALUES**

Safety Injected Into Real Estate Investments by the Measure.

The building heights and zoning law which was so bitterly opposed while before the Board of Estimate less than a year ago is now considered one of the hest measures for the general welfare of the city that has been passed in a long time. In every part of the city the law is now welcomed as a protection against the selfish use of property without regard to the harm which may result to others. Edward M. Bassett, speaking about the effect of the law on real estate and realty values, said yes-

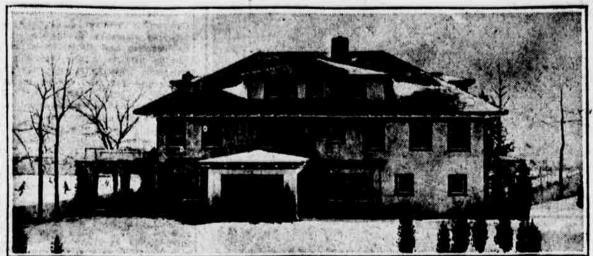
"Since the passage of the building sone resolution I have been in intimate touch with its administration in every part of the city and have daily talked or corresponded with many real estate owners and dealers regarding the effect of the zoning law. Streets given over to small business are feeling the effect of better rentals, and more new business structures are erected on them because sporadic stores cannot be built at will in residential localities. Owners residences of all sorts state that they never before so free from the dantables and factories as they are now

suburban sections, which were This does not apply to resiness localities. In several localities like the district north of Washington Square, which are just outside of the mais currents of business and have been passed by as new business centres have passed by as new business centres nave developed, there is a confidence that they will continue suitable for high class residences. This is evidenced by the recent rehabilitation of many of the old buildings.

In many outlying high class residential localities which were developed under private restrictions there was prior to the passage of the zoning.resolution ing construction because the expiration contractual restrictions would pro building of apartment houses in near future. Since the passage of the vate houses have been started in such places. People are saying that it is not necessary to go to New Jersey or West- 8

J. A. Taylor of Produce Exchange Takes \$25,500 Estate in Jersey Hills

James A. Taylor, member of the New Tork Produce Exchange, has joined the Mountain Lakes colony near Boonton. N. J. He has paid \$25,500 for a dwelling there and expects to take possession of the house soon. He lives at the live



THREE DECK STORE LEASED. howrooms in Madison Ave. Rented by Antique Dealers.

Ginsberg & Levy, dealers in antique at Fourth avenue and Twenty-seventh street, have taken one of the three story stores and showrooms in the big stores and showrooms in the big apartment house which Dr. Charles V. Paterno is building on the block between
Madison and extended Vanderbilt aveorder or decision on which they are
charter, requiring appeals to be taken
within twenty days of the date of the
middle order or decision on which they are
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charter. eighth streets. The store fronts on Madison avenue and the showrooms are directly below, connected with the surface store by a private elevator. There are only three stores of the kind in the alternation of the store by a private elevator. There are only three stores of the kind in the alternation of the part of an official of an offi rectly below, connected with the surface store by a private elevator. There are only three stores of the kind in the city, and they are possible because the big building is being built over the tracks of the New York Central. The store and the three showrooms contain about 6.000 square feet, and have been taken for a long period. The store at the street level is 17.6 feet high. Douglas L. Diliman & Co. negotiated the lease. This concern also leased in the same building a store on the Forty-seventh street frontage to Miss Pauline V. Paree.

law a great many high class pri-houses have been started in such

Howard S. Browns has bought for necessary to go to New Jersey or Westchester county to build a permanent
home now that they are protected by
the building zone plan.

"High cost of building material has
prevented considerable construction that
would otherwise have taken place. To
some extent this makes it impossible to
trace the effect of the zoning resolution as plainly as might otherwise be the
case."

S Montague Terrace, one of the most
attractive residences on Brooklyn
Heights. It is a four story and basement brownstone house on a plot 30x
200, extending back to Furman street.
The sale was made for the estate of
Martica S. Waterman by Howard C.
Pyle & Co. There are only four houses
on this block, one of them the Litchfield residence. The homes command
an imobstructed view of New York
harbor. The Waterman mansion has M'CARTER SELLS NEWARK HOME
Louis Schlesinger has sold for Uzal
H. McCarter his residence at 1944 Bread
J. D. H. Bergen & Son have sold 471

Louis Schlesinger has sold for Uzal H. McCarter his residence at 1044 Broad street, southeast corner of Camp street, to Frederick A. Borcherling. The property consists of a plot 60x184, improved with a three story double brownstnee residence containing fifteen rooms, five baths and passenger elevator. In the rear are two brick garages. The residence was erected in 1872.

The same broker has sold for Hugh Lynn a plot 200x400, bounded by Frankfort, Nagara and Dresden streets, to the Higrade Belting and Weaving Company, which is making arrangements to erect buildings on the site.



Located in the center of the famous North Jersey Coast resort, AVON-BY-THE-SEA

AVON-BY-THE-SEA has a splendid ocean beach for bathing and fishing. Its northern boundary is Sylvan Lake, while on the south is the famous Shark River, with its attractions for sailing, fishing and crabbing.

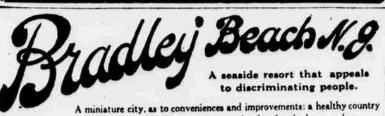
Many of the Nation's prominent citizens select AVON-BY-THE SEA as their summer

Nextled in the natural pines and shrubbers which extends to the ocean's edge, are Cottages and Beautiful Homes Now Renting at Reasonable Prices.

AVON INN Directly on the ocean front. S. Thomas Penna, Mgr. Write for Booklet.

Exceptional opportunity to secure desirable lots. Many on Ocean Front and Shark River. All Improvements; reasonable restrictions and prices. For information address

STEWART APPLEBY AVON LAND CO., Successors of Batchelor Estates



some in the famous pine belt of New Jersey at the ocean's edge, for the home-seeker. Wide, graded streets. Artesian water. Latest improved septic sewer system. Extensive public playgrounds, attractive ocean front.

It will pay you to investigate BRADLEY BEACH

First class hotels and boarding houses. Furnished cottages for rent, from \$500 to \$1,200.

Permit us to send you an illustrated booklet. Address Publicity Bureau.

Houses for the Summer

White Mountains

A neighbor's estate for rent, season 1917.

terms 1900, house newly repaired, refurnamed New England style, five living
rooms; nine large bedrooms, bath, lavatory,
set tubs; several acres lawn, orchard, pine
from Boston & Maine and Maine Central
from Boston & Maine, and Maine Central
stations, Whiteseld, N. H., near Bretton
Woods, Apply W. B. CHASE, 150 West,
105th St., New York City.

Kennebunk Beach, Maine

Furnished cottages to rent for season 1917.
Apply to
A. E. CALDER, Agent,
Kennebunk Beach, Maine.

BUNGALOW ON LAKE CHAMPLAIN
for the season, completely furnished; boatfor and fishing, 8 miles from Burlington,

BUNGALOW ON LAKE CHAMPLAIN
for the season, completely furnished; boatfirst and fishing, 8 miles from Burlington,

A RESIDENCE

AT NUTLEY, N. J. RESIDENCE

AT NUTLEY, N. J. RESIDENCE

AT RUTLEY, N. J. RESIDENCE

A RESIDENCE

BOSTOM TO STATESTATES

BOTOM A RESTORMANT AND A RESIDENCE

A RESIDENCE

A RESIDENCE

BOY ROOM A RENT.

HOUSES FOR SALE AND TO RENT.

HOUS

for the season, completely furnished; boat-fig and fishing; 5 miles from Burlington, Vt. 11:3 per month. H. C. WHEELOCK, Burlington, Vt.

LARCHMONT MANOR house and garage of fent season or year round; ten rooms; we half as block from Sound, H. P., 142 Sun.

Caldwell Cedars The Berkshires of N. J.

NEW JERSEY REAL ESTATE FOR SALE.

Healthful Hilltop Homes; elevation 400 ft.
Deep in the Hills of Northern N. J.: remote hidden among forest trees; 4 minutes walk to Caldwell Centre; population 5.090.
Taldwell Centre; porticus views. As to Health, ask your Boctor—that's our high trump. 50 Houses completed, outdoor sleeping porches; generous open fireplaces; real country homes; careful restrictions.
SEND FOR HAUSTRATED BOOKLET.
HOUSES FOR SALE AND TO RENT.
55.500 TO 310,000. TERMS EASY.
Phone, write, call CONDICT.
15 Exchange Place, Jersey City, N. J.

AT NUTLEY, N. J. ARTISTIC 9-ROOM RESIDENCE with very large studio, north light; all impts; choice location; near station.

JAMES R. HAY, Nutley, N. J.

"NUTLEY IN A NUTSHELL."
Facts about the "ideal from Town."
SECRETARY, NUTLEY, N. J.

APARTMENTS WANTED.

WANTED—An apartment to rent for sum-light and outside, very cool. Apart-small house near N. T. C.; prefer to sub-ist to Oct, 1; rent under \$55. D. Q. T., bez 137 Sun office.

Within Twenty Days.

In a recent action the board of for fire shutters on a certain building had been issued by the Fire Commis-sioner some time in June, 1916. The record showed that there had been some

correspondence on the subject immedi-ately following. There being no com-pliance with the order, however, the case was referred to the Corporation Counsel

PROMPT ACTION NECESSARY. FAVOR TORRENS AMENDMENTS Appeals Must Be Made to Board Judiciary Committee Advances the

The Judiciary Committee of the As appeals has made it clear that the rule, sembly has reported favorably upon the adopted under paragraph 719 of the Fertig bill to amend the Torrens law. Charter, requiring appeals to be taken The amendments were changed slightly

now be transferred to the Assembly. The Torrens committee of the Real Estate Board of New York is opposing the

20 STORY BROADWAY OFFICES. The nine story Welles building, at 14 to 20 Breadway, is to be removed by Felix Isman, who bought the property prosecution in January 1917. A recently for \$1,000,000, and the site imletter, dated February 5, 1917, addressed proved with a twenty story office building. The healthy condition of the ofretained by the owner, suggested alternative methods of complying with the order, but stated clearly that there would zone has induced Mr. Isman to decide on the reimprovement of the property. that had been started, unless the original order or one of the alternative methods pioneer office buildings in the lower section of Broadway. How soon the inendeavored to use this letter as the basis of his uppeal. The board held that this was a mere reiteration of the original yet whether to wait until they expi order.

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE.

GREAT BARGAIN, \$16,000 This New Colonial Villa Near Water

You May Buy It on Your Own Terms.
Unparalleled value. Cannot be equalled in size, design, construction or beauty of natural surroundings and convenience for easy commuting near New York. See this property-make

comparison.

An unusually beautiful property, with every convenience of a country home most comfortably and luxuriously equipped. Extensive grounds. Near lakes and commanding a magnificent view of surrounding country. Unexcelled train service and within easy commutation of New York City. Golf and country clab near by contains 6 bed chambers, three bathrooms. celled train service and country club near trains and roomy, contains 6 bed chambers, three bathrooms. House is now, large, and roomy, contains 6 bed chambers, three bathrooms. House is now, large, and roomy, contains 6 bed chambers, three bathrooms. House, is now, large, and roomy, contains 6 bed chambers, three bathrooms, close is now, large, and roomy, contains 6 bed chambers, three bathrooms, specially like in the contains a sent on request.

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-PRIVATE SEASHORE ESTATE-

SACRIFICE \$25,000 TO SELL NOW. TERMS TO SUIT This is a beautifully appointed five-acre estate, tastily laid out, high up on a shaded hill crest on the North Shore of L. I., commanding superb land and sweeping water views. There is an excellent tennis court and big two-machine garage with casuffeur quarters. Buildings are of very recent and excellent day labor construction, solid concrete. Interest in finest bathing beach on L. I. Near R. R. station and convenient to N. Y. C. Exclusive, highly restricted neighborhood providing ideal country and seaside living.



10 big rooms, 4 baths, 5 open freplaces. Handsomely finished throughout. Equipped with every modern convenience and ready to live in now. Will rent with option of purchase.

Write or call, R. L. KILHY, 347 5th Ave., N. Y. C. Tel. 5087 Vanderbilt for views, price and other particulars.

CONNECTICUT REAL ESTATE.

NOROTON, Connecticut

75 acre estate: new, modern, stucco and sollow tile house: 18 rooms, 5 hathrooms; refrigerating and vacuum cleaning system; indirect hot water heating; outbuildings, barns garage, greenhouses, etc.; fruit trees of all kinds. Original cost of property \$160,000; might be sold for \$100,000, all cash. Further particulars,

Frederick Zittel & Sons Broadway and 79th Street, New York

FARMS FOR SALE.

78-Acre Farm, \$6,000,

In New Haven County. In New Haven County.

Machine-worked, productive fields; spring watered pasture for 20 cows. milk sells here for 10c. quart, apples and wood for home uses beautiful 2-story 11-room house, bay window, broad plazza, fine lawn, many towering maples and sweeping landscape views of smiling valleys, 3 splendid harns and 8 poultry houses; spring water supply. Nearly similar properties valued at 11c,000 to 325,000. Improved by present owner 22 years. To insure immediate sale aged owner makes low price 36,000, and if taken soon he throws in equipment of modern tools and machinery, including cream separator, potato digger, wagons, etc., etc., For picture and details see page 14 "Our Spring Catalogue," cony mailed fire E. A. STBOUT FARM AGENCY, Dept. 2026H, 150 Nassau St., New York.

CITY BEAL ESTATE.

DEGNON

BOROUGH OF BRONX-FOR SALE SAFE INVESTMENT

Elegant 5 story Corner Flat RENTS 57.468. PRICE 853,000. Mortgage \$10,000 at 5%. 5 Story Double Flat RENT \$2,790.
PRICE \$19,500.
Mortgage \$15,000 at 5%.
Call and see us regarding sam J. CLARENCE DAVIES,

REAL ESTATE FOR SALE-QUEENS. 30 Minutes to Your Business

149th Street & Third Ave.

Artistic 7-room house with every modern improvement, finished in Al style; fine laws and garden plot; or by 2 blocks from trudiey; near elevated and L. I. Depot, overlooking Sound; private sandy bathing beach pier, club and float, all water sports; \$100 to \$1,000 cash, balance on easy terms or mortgage. JAMES, box 130 Sun office.

Elegant residence; all improvements; steam heated garage, workshop and chauf-feur quarters; plot 125x155; on beautiful tocan Parkway taker in exchange, so can

SEMI-BUNGALOW Just completed owner cannot occupy 6 rooms tile bathroom extra large living room full width of bouse, open fireplace up-to-date kitchett large china dressers, new model garange with improved hot water attachment combination gas and electric fixtures hot water heat specimis into living room; can be closed in as sun parior for the winter, large grounds 6,000 square feet; 3 minutes walk to beautiful sandy bathing beach; 40 minutes from city owners losse your profit. Will sell for \$4500, worth \$5000, \$350 cash, balance very cash, 243 W, 34th St., New York City.

BEAUTIFUL NEW seashors bungains. 5 rooms, bath. California style; all large, airy rooms; nicely finished, open brick freplace, panelled walls, bourned cellman, steam heat, water, sas, se. connecting both with bedrouns; modern kitchen, iarge porch overlooking Hay fine view, one lock from private bathing beach, greatfor all water sports; near troice, and in good neighborhood, schools, stores, churrene near b; only 49 minutes from New York, owner will sarrifice to quick boyer for \$390 down, \$20 monthly. For further information write "BUNGALOW OWNER," box 144 Sun offices

Artist's Beautiful Summer Home Long Island City, N. T. C. Con. In the control of t

LONG ISLAND REAL ESTATE FOR SALE. LONG ISLAND REAL ESTATE FOR SALE SMALL FARM \$1,800

W#Lustgarten & O

68 William St. JOHN 6120-6121

FOREST HILLS GARDENS, L. I - For sale, modern house, plot 50x100, 8 rooms incised, can unish one more room, one bath, two tollets; 3 blocks from station; room for garage, \$12,150, only small cash payment required CHANDLER, 264 W. 41b; Street room for garage, 117.50, only small cash
payment required CHANDLER, 284 W.
34th Street

FAIM HARGAIN, to actile estate, 33
acres, mostly cultivated, large house, barn,
positry yards: plents outbuildings; frait,
one mile from station, Main Line, make
money raising policy fruit, regetables,
home market, 11.500 baif cash. J. H.
SWEZEY Patthogue, L. FOR LOW COST, HIGH-GRADE BUNGA-LOWS AND HOME BUILDING PLOTS VISIT BEAUTIPUL BRIGHTWATERS-HOOKLET 4 ON REQUEST. T. B. ACKER-SON CO. 1 WEST 24 TH ST., NEW YORK

BAKER CROWELLING

311 Convent Ave.,

Near West 143d St.

14,-story, basement and cellar
brownsione dwelling, 11 rooms and
bath; butler's pantry; immediate
possession; inspection by appointment. Price very reasonable. Will
sonsider renting. Brokers protected.

BRYAN L. KENNELLY,

156 BROADWAY.

Business Property

Offices

160 Broadway A good selection of light offices from \$400 to \$3,000; good neighbors; good service

Northwest corner Spring St., "Prescott Building"; small offices and salesrooms at exceptionally low rent, \$120 per annum up; heat and elevator service included.

45 John Street

corner Dutch Street—Modern fireproof "Frankel Building." 2,000 square feet for insurance underwriting on the second floor, direct stairway: 1,000 square feet for a diamond dealer on the tenth floor and several smaller offices.

37-9 Liberty Street

Desirable offices in this well managed fireproof building, with excellent service. Rents \$420 to \$1,800. Lawyers especially solicited.

Buildings

18 West 23d Street
c. entire five story and base heat, suitable for Japanese 133 West 33d Street

521-23 Broome Street

25 Ferry Street
near Jacob St., six story, 25250, heist,
driveway entrance; sultable for warehouse and shipping business. 160 South Street

207 Pearl Street

corner Dover St., five story basement building, 24x70; hoist, electric power; suitable for ship chandler. 348-50 Water Street near James Slip, four story and basement stable, 34x50; 50 stalls, boist; also vacant lot opposite 357 Water St., 33x75; suit-able for storage.

Stores

Store, 10x35, in the HANOVER SQUARE BUILDING, suitable importer, exporter coffee or cotton broker. Moderate rent, heat, light and janitor service included. 413 Broadway,
413 Broadway,
5 Isnemard, store & basement, 25x100, 14-16 Platt Street, cor. Lispenard, store & basement, steam heat; will remodel to suit tenant's steam heat; subway station at door. near Gold St., Stores and Basements, 20x80 each; suitable for drug and chemi-cal business; heavy carrying capacity. 73-5-7 West 23d Street, corner 6th Av. modern frances.

104 Fulton Street,
near William Street. Subway station at
corner; store 22259; desirable double
front, high cellings, electric lights and
eteam heat; suitable any retail line. corner 8th Av., modern fireproof "Ma-sonic Building," 3 Stores, 20x70 each; modern fronts; excellent location; any retail or wholesale line. Also offices. 61 Gold Street, corner Ann 8t., store 16x23; steam heat, metal ceiling, good condition, moderate reut; suitable any line. 165 William Street, near Beckman St., Store 15x60; modern front, steam heat; suitable office equip-ment concern or any retail line.

Lofts

15-19 East 26th Street,

through to 10-14 East 27th St., facing Madison Square, 5th floor, about 17,000 sq. ft. in this new, high class, fireproof sprinkled building. First class tenants only desired, satisfactory financial ratings and references indispensable. 139-45 Lafayette Street, corner Howard St., two Lofts, 31x112 each; freight and passenger elevators, heat, &c. recently remodelled; moderate rent. Excellent corner light.

25-27 Beekman Street, 25—3rd Loft, front, 25x45, \$300, 4th Loft, 25x101, holst, \$600, 27-9—3rd Loft, 46x100, elevator, \$1,500,

56 Beekman Street, Lots in new building, 25280; electric elevator, steam heat, exceptionally fine light, ideal for Graphic Arts; low rent. 40 Cherry Street,
near Franklin Sq., 3rd and 4th Lofts
29x59 cach: elevator, heavy carrying ca
pacity; suitable for atorage purpose
etc. Good shipping facilities.

253-5 Church Street, near Leonard St., Four Lofts, 3,250 square feet each: elevator and steam heat, im proved for factory purposes; compile with lator law, Sultable cigar factory.

12-14 Cliff Street, near John St., 3 cutire Lofts, 5,000 sq. ft. rent. \$1,500, lst. 2d & 3d lofts. 95-7 Cliff Street, corner Frankfort St., Lofts about 1,800 square feet each, with steam power and live steam if required; excellent light;

89 Fulton Street, near William St. subway station at corner, 4th and 6th Lofts, 2505, elevator service and steam hear; offices and salesrooms; suitable drug and chemical; stationer.

Thursday, April 12,1917, Bryan L. Kennelly, Auct'r 137 Remsen Street Wednesday, April 11, 1917,

116 Fulton Street,
near William St., Subway station, onenear William St., Subway station, onenear William St., Orst half of 1st & 3rd lofts, 25x40 each, and top loft, 25x80; excellent light, moderate rent; near William St. subway station.

307 Pearl Street, Loft, 25190; ele-64 Reade Street,

128-38 Mott Street,
near Grand St., third Loft, 80x75, and
sixth Loft, 75x65. Steam heat, elevator,
five horse power included. Moderate
rent. For any manufacturing purpose.

215 Pearl Street, near Maiden Lane, first Loft, 30x100; hoist, good condition; sultable drug or tobacco dealer. Reduced Rent.

222 Pearl Street, Near Burling Stip, 3d & 4th Lofts, 21x80 each; good condition, suitable for tobacco dealers, exporter or drugs.

256 Pearl Street, near Fulton 81, first and fifth Lofts, 20380 each good condition moderate rent. Adjoins 3d Ave. L. station.

92 William St., N.Y.-Phone-2000 John

Cheap and very desirable office. \$1.00 less per square foot

THAN WHEN LEASED.

Outside light. Every room above building line. Metropolitan Tower. Entire floor about 4500 square feet, or will subdivide. COME AND SEE.

AMERICAN CHICLE COMPANY,

WESTCHESTER REAL ESTATE

Three Fine Country Homes For Sale at Bargain Figures in order to close partnership. Range in price from \$16,000 to \$25,000 each; terms to suit purchaser.

Located at VAN CORTLANDT TER-RACE, the highest, healthiest, most desirable and accessible place to live on the upper west side; overlooking Van Cortlandt lark and Fallander. or west side; overlooking van the only ark and Pallsades, these are the only aree houses left out of forty-five, others sid to first class people.

Take Broadway subway to Van Cortlandt ark, then trolley to Fhady Lane (& mintes ride), or mater up Broadway. Sales-DAVID STEWART, 203 Broadway.

Pelhamwood

PELHAM, N. Y.

Magnificent section of Westchester Co.
Thousands of fine trees, redling lansed neighbors, close to churches, school
off, tennis, L. I. Sound, etc., 15 mil
om Grand Central Station. Two rasads ON and AT property.
Will help you finance
the building of a home.

SEND FOR BOOKLET.

Joseph Lambden & Son, Inc.
11 E. 42d st. N. A4 Lawton st. Tel.
12 Rel. 8455 Murray Hill. & 4300 New Rossielle

COUNTRY ESTATES

APRIL EDITION Suburban Realty
Service.
Suburban Homes of the better of t

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